

RECORD OF SURVEY  
AND  
MINOR SUBDIVISION  
FOR



AMENDING AND SUBDIVIDING  
LOT 2, GOLDEN EAGLE  
SUBDIVISION, PHASE 1

LOCATED IN SECTION 19  
TOWNSHIP 3 SOUTH, RANGE 5 WEST  
UINTAH SPECIAL BASE AND MERIDIAN  
DUCESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to Mountains West Ranches, that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah; and in accordance with Section 17-23-17, have made a survey of the following described tract of land, and that I have verified all measurements and placed monuments as represented on the plat, for the purpose of a creating a Record of Survey and Minor Subdivision Plat:

PROPERTY DESCRIPTION  
ACCORDING TO THAT CERTAIN WARRANTY DEED  
RECORDED 13 OCTOBER 2016, AS FOUND BY ENTRY #498016

Lot 2, Golden Eagle Subdivision, Phase 1, according to the official plat thereof as found in the Duchesne County Recorder's Office.

NARRATIVE

PURPOSE OF SURVEY: Perform a boundary survey, then subdivide into lots and prepare a Record of Survey and Minor Subdivision plat.  
BASIS OF BEARING: Taken from the Golden Eagle, Phase 1 Subdivision plat on file in the Duchesne County Recorder's Office.  
SURVEY FINDINGS: As shown on the plat.  
NOTE: This survey was performed at the request of Treaven Grant. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

OWNER'S CERTIFICATE

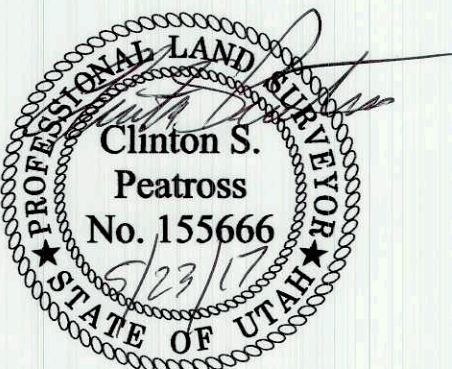
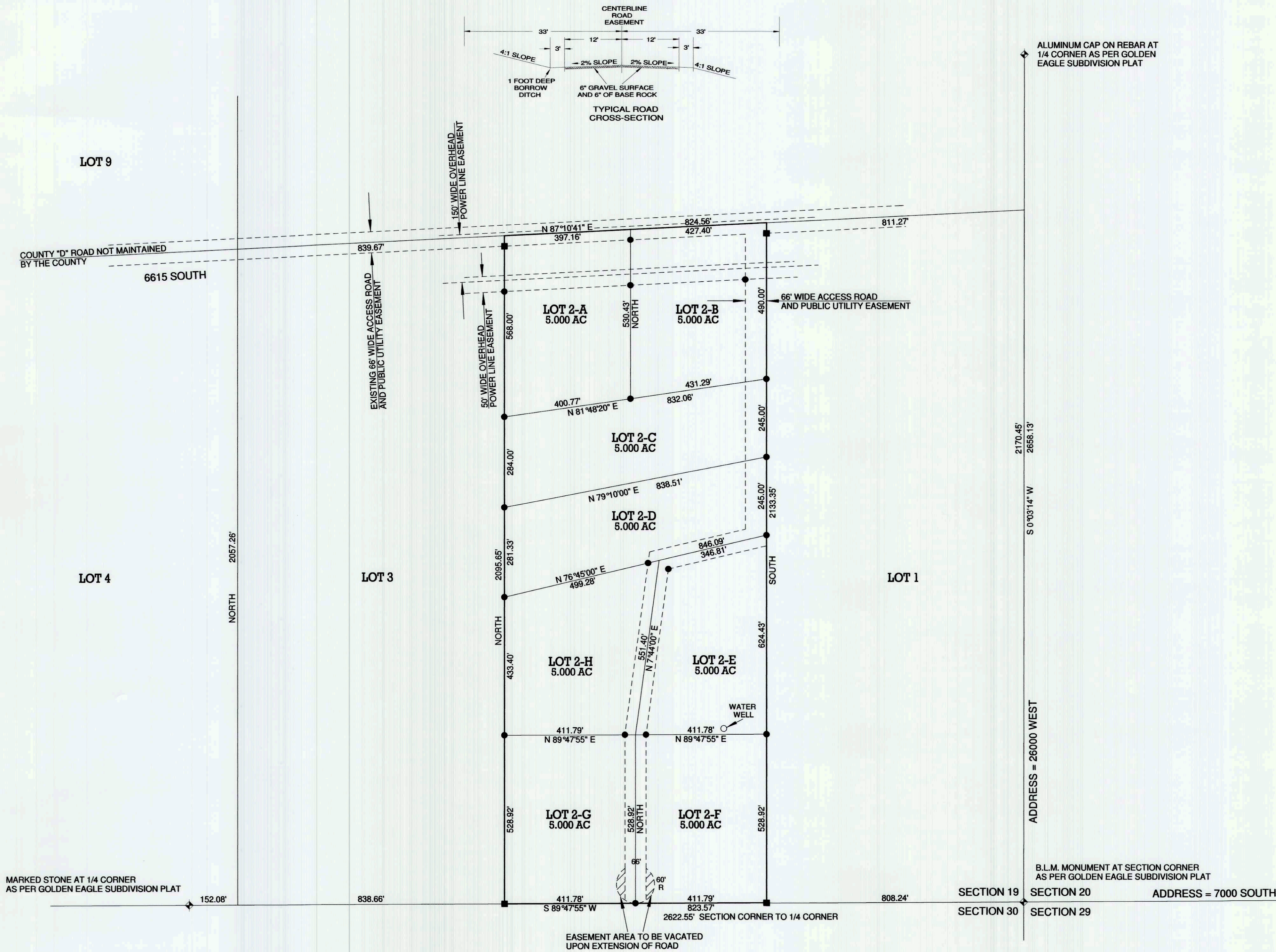
Know all men by these presents: that I, the undersigned owner of the above described tract of land, have caused the same to be surveyed for a Minor Subdivision, and a plat to be prepared, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership.

TREN J. GRANT, President of Mountains  
West Ranches, a J.T. Grant Co., Inc.

ACKNOWLEDGEMENT

County of \_\_\_\_\_ } s.s.  
State of \_\_\_\_\_ }  
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me,  
TREN J. GRANT, the signer of the above OWNER'S CERTIFICATE, and who acknowledged to me that he signed it  
freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: \_\_\_\_\_ Notary Public



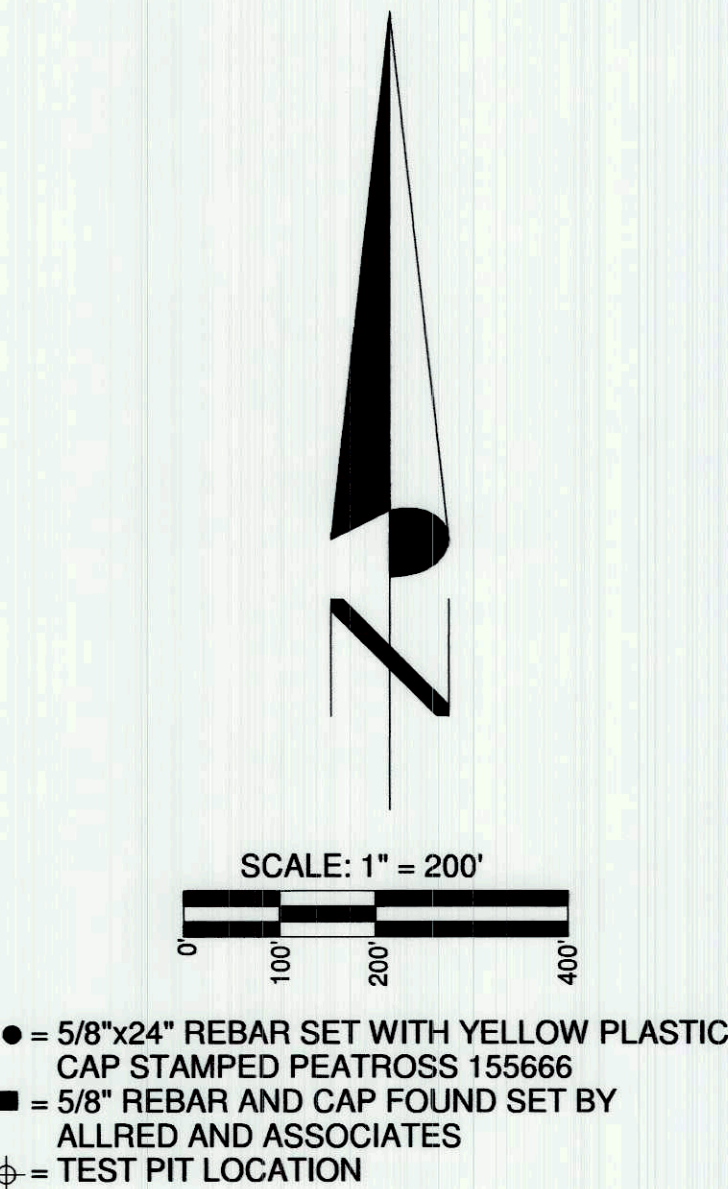
DUCESNE COUNTY TREASURER  
I certify that the property taxes are paid and current as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Stephen Potter Duchesne County Treasurer

DUCESNE COUNTY PLANNING DEPARTMENT  
Approved as a Minor Subdivision this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the  
Duchesne County Planning Director.  
Michael A. Hyde Duchesne County Planning Director

DUCESNE COUNTY RECORDER  
State of Utah } s.s.  
County of Duchesne } Entry Number \_\_\_\_\_  
Filed for recording at the request of \_\_\_\_\_ on this \_\_\_\_\_  
day of \_\_\_\_\_, 20\_\_\_\_, Time \_\_\_\_\_  
Fee: \_\_\_\_\_  
Shelley Brennan Duchesne County Recorder

Lots depicted on this plat are located in a Wildland-Urban Interface area and are subject to a Fire Protection Plan. Contact the Duchesne County Fire & Emergency Management Office at 435-738-1181 for information prior to a purchase of a lot or construction of a building in this subdivision.

This is an active oil field area. Owners should expect regular truck traffic, and occasional drilling activity for up to eight oil wells per square mile in the future. There is no County maintenance or dust control on the roads within this subdivision. Existing roads within and adjacent to this subdivision that are maintained by the oil well operator(s) are not maintained to subdivision standards, but are maintained for their use to industry standards applicable to oil field operations. Roads and well sites marked "No Subdivision or Public Access" on this plat are private access roads and are not for subdivision or public use.



PREPARED BY PEATROSS LAND SURVEYS PROFESSIONAL LAND SURVEYOR 829 EAST 380 NORTH HEBER CITY UTAH, 84032 CELL: (435)724-4386 email: cspeatross@ubtanet.com		
DRAFTED BY: ASHLEY PEATROSS	DATE DRAFTED: 10/18/2016	DATE PLOTTED:
SHEET: 1 OF 1	FILE NAME: MTNS WEST RANCHES JOB# 1257	